153.0	0003	0009.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 718,100 / 718,100
					USE VALUE: 718,100 / 718,100
					ASSESSED: 718,100 / 718,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		BELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOFF FRANCES L
Owner 2:	
Owner 3:	
Street 1:	61 BELLINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,217 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Clapboard Exterior and 1488 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6217.000	231,600	1,300	485,200	718,100
Total Card	0.143	231,600	1,300	485,200	718,100
Total Parcel	0.143	231,600	1,300	485,200	718,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.76 | /Parcel: 482.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101678

GIS Ref

GIS Ref

Insp Date 04/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 153.0-0003-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	231,700	1300	6,217.	485,200	718,200	718,200	Year End Roll	12/18/2019
2019	101	FV	207,100	1300	6,217.	454,900	663,300	663,300	Year End Roll	1/3/2019
2018	101	FV	207,100	1300	6,217.	376,000	584,400	584,400	Year End Roll	12/20/2017
2017	101	FV	207,100	1300	6,217.	345,700	554,100	554,100	Year End Roll	1/3/2017
2016	101	FV	207,100	1300	6,217.	315,400	523,800	523,800	Year End	1/4/2016
2015	101	FV	194,800	1300	6,217.	309,300	505,400	505,400	Year End Roll	12/11/2014
2014	101	FV	194,800	1300	6,217.	287,500	483,600	483,600	Year End Roll	12/16/2013
2013	101	FV	197,000	0	6,217.	273,500	470,500	470,500		12/13/2012

!12008!

PRINT

Date	Time
12/11/20	02:07:48

LAST REV

Date	Time
05/07/18	14:23:18
ekelly	
12008	

USER DEFINED

Prior Id # 1:	101678
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1053-28		1/1/1989		227,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2012	878	Wood Dec	1,600					REPLACE DECKING
8/20/2004	836	Redo Bat	22,800	C		G6	GR FY06	2ND FLR BTH

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	MEAS&NOTICE	BS	Barbara S
1/14/2013	Info Fm Prmt	BR	B Rossignol
10/31/2008	Meas/Inspect	345	PATRIOT
4/12/2005	Permit Visit	BR	B Rossignol
1/29/2000	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6217		Sq. Ft.	Site		0	80.	0.98	9									485,209						485,200	

Total AC/HA: 0.14272 | Total SF/SM: 6217 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 485,209 | Spl Credit | Total: 485,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98549062
Adj $ / SQ:	139.693
Other Features:	85000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314707
Depreciation:	83083
Depreciated Total:	231624

COMMENTS

2 FP NON FUNC. 8 FT SHED DORMER REAR OF HOUSE.. OF= BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

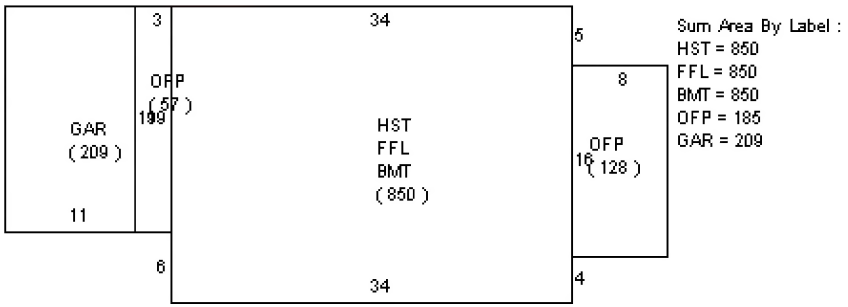
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	139.69
Special Features:	0	Val/Su Net:	91.94
Final Total:	231600	Val/Su SzAd	181.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	850	48.720	41,410
FFL	First Floor	850	139.690	118,739
HST	Half Story	425	139.690	59,370
GAR	Garage	209	26.570	5,553
OFP	Open Porch	185	25.050	4,634

Net Sketched Area:	2,519			Total:	229,706
Size Ad	1275	Gross Are	2944	FinArea	1488

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

153.0-0003-0009.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	5X14	G	GD	2012	20.00	T	4.2	101			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300